



Tamarack & The Coach House, Newport Road
CB11 4BS
£1,495,000



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Tamarack

44 Newport Road | Saffron Walden | CB11 4BS

Main Home

- Four Bedrooms
- Three Bath / Shower Rooms
- Extensively fitted Kitchen / Diner
- Two Further Reception Rooms
- Sitting on a good size plot in excess of 0.25 acre
- Sunroom
- Triple Bay Garage
- EPC: D
- Council Tax Band: G

The Property

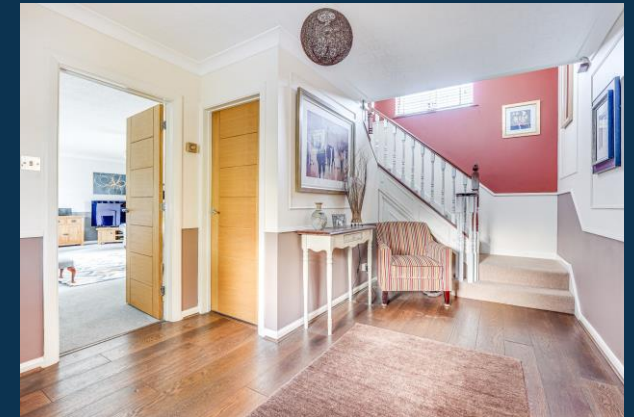
A well-appointed family home which is finished to a high level of specification and located in this popular area of Saffron Walden, close to the highly regarded schools and the town centre. The property can be divided into two dwellings, connected at the utility room. Tamarack being the principal home, with The Coach House offering either accommodation for an extended family, potential Airbnb accommodation or long term lets.

The Setting

Newport Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge, and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail, the property comprises entrance hall with staircase rising to the first floor with large understairs cupboard, doors leading to adjoining rooms and cloakroom comprising W.C and wash hand basin. The good size study has window to the front aspect and cable internet connections fitted. An impressive living room of generous proportions with attractive stone fireplace with inset electric fire and window to front aspect. A pair of double doors lead into the conservatory with adjoining full height windows allowing a good degree of natural light. The triple aspect conservatory is a fairly recent addition to the property with door leading to the rear garden and terrace.





The dual aspect, open plan kitchen/dining room is fitted with a range of base and eye level units with work top space over and sink unit incorporated. Integrated appliances include dishwasher, four ring gas hob with extractor over and oven below. There is space for American style fridge freezer and a central island provides additional preparation space. In addition, a utility room benefits from wall mounted units with worksurface over and a ceramic butler sink incorporated. There is space and plumbing for washing machine, tumble dryer and freezer. There is a window to front aspect, door to the front and further lockable door leading to the coach house.

The first-floor landing has window to the rear aspect, built in linen cupboard, adjoining airing cupboard housing hot water cylinder and access to loft space. A generous principal bedroom has a pair of windows with views to the rear gardens, an extensive range of built in wardrobes and door to ensuite wet room. Comprising WC, wash hand basin and shower enclosure. Bedroom two is a dual aspect, double bedroom with built-in wardrobes and door to inner lobby, in turn leading to a Jack and Jill bathroom. A recently refitted suite comprising panelled bath with shower attachment over, wash hand basin and WC. Bedroom three is a double room with window to the rear aspect and a fitted range of built in wardrobes. Door to inner lobby, in turn leading to the Jack and Jill bathroom. Bedroom four has window to the



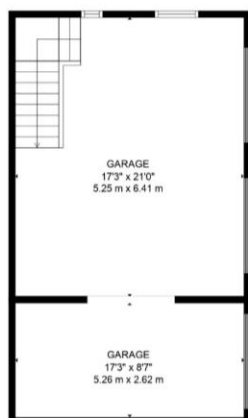
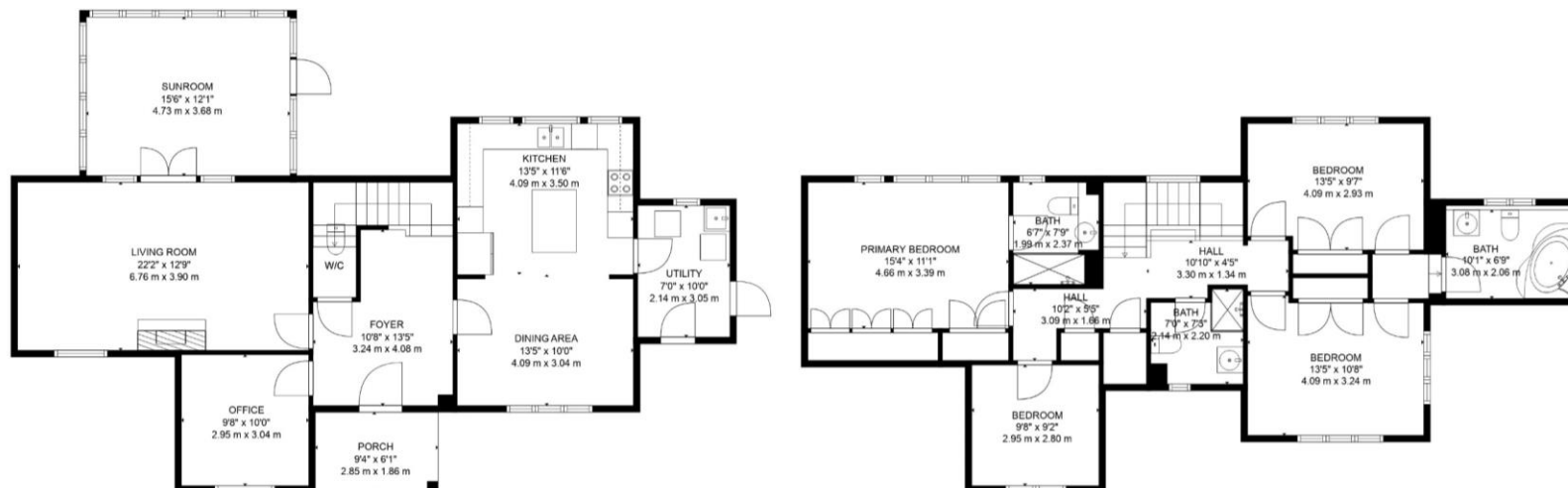
front aspect. The family shower suite comprises shower enclosure, wash hand basin, WC and Velux window to the front aspect.

Outside

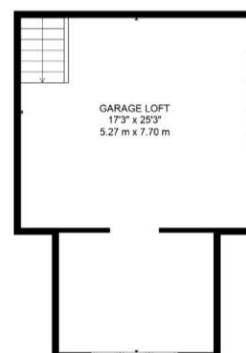
The property is surrounded by established gardens with a pleasant, south westerly aspect to the rear and backing on to school playing fields. The entrance is through a five-bar gate which leads to a large drive/turning area which leads to the detached triple garage, this has the potential to add further accommodation above. STPP. To the rear of the property is a terrace, well-tended lawns and mature flower and shrub borders.







FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 1132 sq. ft, 105 m², **FLOOR 2:** 966 sq. ft, 90 m²
EXCLUDED AREAS: PORCH: 57 sq. ft, 5 m², GARAGE: 513 sq. ft, 48 m², LOW CEILING: 174 sq. ft, 15 m²,
 GARAGE LOFT: 211 sq. ft, 20 m²
TOTAL: 2098 sq. ft, 195 m²

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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The Coach House

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Annexe

- Currently Used as 3 Bedrooms
- Two En-Suites & One Ground Floor Shower Room
- Lounge
- Self-Contained Kitchen
- Courtyard Garden
- Parking
- Council Tax Band: C
- Potential Rental Opportunity

The Property

An excellent, self-contained two-story property which has been constructed to a high standard and offers various uses including extended family accommodation, potential airbnb or to provide a supplementary income from longer term letting.

The Accommodation

In detail, the property comprises of an entrance hall with staircase rising to the first-floor landing with landing window and understairs storage cupboard. The dual aspect living/dining room is a good size with double doors leading on to the rear terrace. The kitchen is fitted with a range of base and eye level units with worktop over and sink unit incorporated, integrated appliances include four ring gas hob with extractor over and fitted oven below. There is space and plumbing for dishwasher, fridge and freezer. An independent wall mounted boiler providing heating and hot water for the annexe, window to the rear aspect and a door leading to the rear garden and terrace. Door connecting to the main house. A second, dual aspect reception room is currently utilised as bedroom three with Adam style fireplace with inset electric fire. The shower room comprises shower enclosure, WC and wash hand basin.

The first-floor landing has window to the side aspect, access to loft space and built in linen cupboard. Bedroom one has window the rear aspect with views over the garden and built-in wardrobe. The ensuite bathroom comprises panelled bath with shower attachment over, wash hand basin and WC. Bedroom 2 has window to the front aspect. The family shower room suite comprising shower enclosure, WC and wash hand basin.

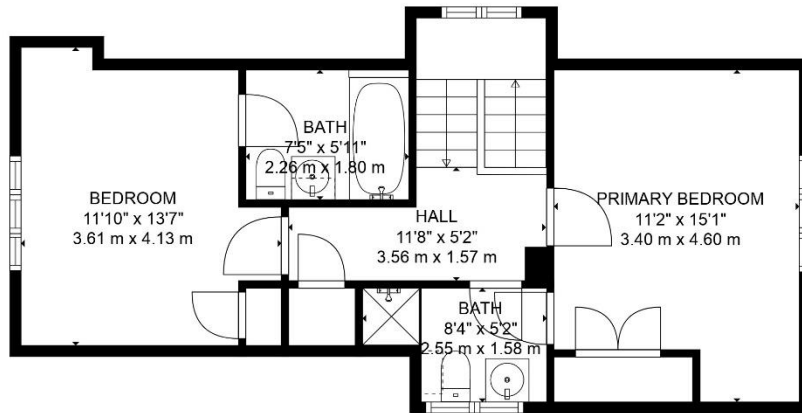
Services

All mains services are connected.

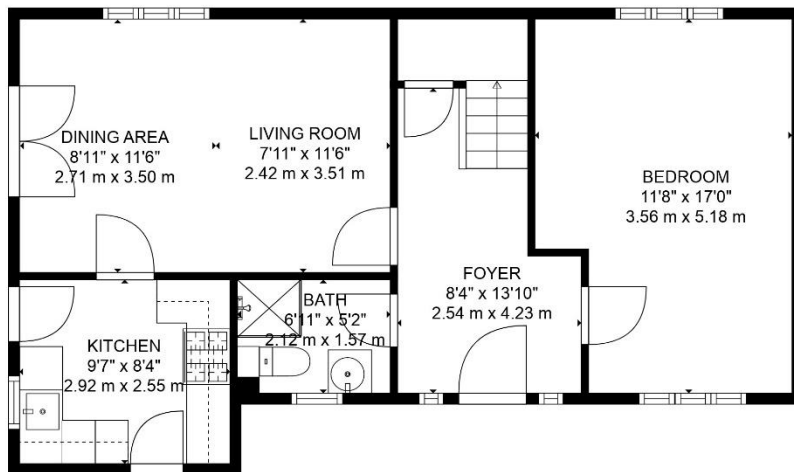
Local Authority

Uttlesford District Council





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 609 sq. ft, 57 m2, FLOOR 2: 428 sq. ft, 40 m2
 EXCLUDED AREAS: LOW CEILING: 59 sq. ft, 5 m2
 TOTAL: 1037 sq. ft, 97 m2







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